114.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,379,200	/	1,379,200
USE VALUE:	1,379,200	/	1,379,200
ASSESSED:	1,379,200	/	1,379,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
225		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOLAN RYAN P & KATHERINE C
Owner 2:	
Owner 3:	
Street 1:	225 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	24 EPPING ST LLC -
Owner 2:	-
Street 1:	41 KATIE WAY
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry:
Postal:	01876

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 4056 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6093.000	957,200		422,000	1,379,200
Total Card	0.140	957,200		422,000	1,379,200
Total Parcel	0.140	957,200		422,000	1,379,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.04 | /Parcel: 340.04

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72815
GIS Ref	
GIS Ref	
Insp Date	05/10/19

!8836!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	957,200	0	6,093.	422,000	1,379,200		Year end	12/23/2021
2021	101	FV	926,400	0	6,093.	422,000	1,348,400		Year End Roll	12/10/2020
2020	101	FV	779,800	0	6,093.	422,000	1,201,800	1,201,800	Year End Roll	12/18/2019
2019	101	FV		0	6,093.	428,000	428,000	428,000	Year End Roll	1/3/2019
2018	101	FV	159,000	0	6,093.	319,500	478,500	478,500	Year End Roll	12/20/2017
2017	101	FV	159,000	0	6,093.	289,300	448,300	448,300	Year End Roll	1/3/2017
2016	101	FV	159,000	0	6,093.	277,300	436,300	436,300	Year End	1/4/2016
2015	101	FV	149,500	0	6,093.	235,100	384,600	384,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:00:51

LAST REV

Date	Time
09/29/20	13:54:42
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
24 EPPING ST LL	72642-128	1	5/22/2019		1,505,000	No	No		
BRIAND RICHARD	70938-132		4/30/2018	Change>Sale	655,000	No	No		
BRIAND RICHARD	53767-233		11/2/2009	Family	1	No	No		Richard J Braind, Sr dod 3/16/2017
	8122-403		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	72815
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1031	New Buil	400,000	O				
6/28/2018	891	Demoliti	6,000	C				demo house

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2019	SQ Returned	JO	Jenny O
5/10/2019	Meas/Inspect	DGM	D Mann
5/10/2019	Permit Visit	DGM	D Mann
8/3/2018	Inspected	PH	Patrick H
1/31/2018	Mail Update	EMK	Ellen K
12/21/2008	Meas/Inspect	336	PATRIOT
2/4/2000	Meas/Inspect	197	PATRIOT
8/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	70.	0.99	5									421,955						422,000	

Total AC/HA:	0.13988	Total SF/SM:	6093	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,955	Spl Credit		Total:	422,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2019	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.90887570
Const Adj.:	1.15488458
Adj $ / SQ:	136.454
Other Features:	91422
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	966819
Depreciation:	9668
Depreciated Total:	957151

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

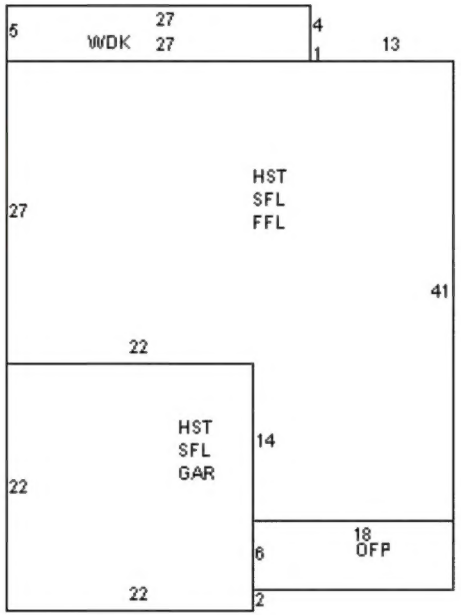
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	199.22
Special Features:	0	Val/Su Net:	200.13
Final Total:	957200	Val/Su SzAd	236.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,816	136.450	247,801
FFL	First Floor	1,332	136.450	181,757
HST	Half Story	908	136.450	123,900
GAR	Garage	484	23.290	11,272
WDK	Deck	135	15.480	2,090
OFP	Open Porch	108	36.700	3,964

Net Sketched Area:	4,783	Total:	
Size Ad	4056	Gross Area	11253	FinArea	4056
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc